

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
S/S cul-de-sac Sue Creek Drive,	* ZONING COMMISSIONER
3270 ft. S of c/l Turkey Pt. Rd.	
2029 Sue Creek Drive	* OF BALTIMORE COUNTY
15th Election District	
5th Councilmanic District	* Case No. 95-474-A
Robert V. Gothier, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert V. Gothier and Deborah L. Gothier, his wife, for that property known as 2029 Sue Creek Drive in the Sue Creek Landing subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.B and 504 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard of 29 ft., in lieu of the required 35 ft., and to amend the Final Development Plan of Sue Creek Landing, Plat 3, for a proposed addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date 7/20/95

By M. H. Hark

MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR) dated June 19 and July 11, 1995. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of July, 1995 that the Petition for a Zoning Variance from Section 1B02.3.B and 504 of the Baltimore County Zoning Regulations (BCZR) to permit a rear yard of 29 ft., in lieu of the required 35 ft., and to amend the Final Development Plan of Sue Creek Landing, Plat 3, for a proposed addition, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

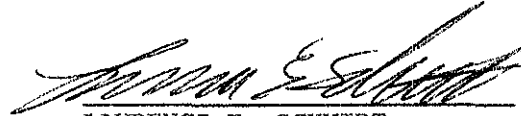
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date

By

2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated June 19 and July 11, 1995.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

7/20/95

By

M. Goral

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 20, 1995

Mr. and Mrs. Robert V. Gothier  
2029 Sue Creek Drive  
Essex, Maryland 21221

RE: Petition for Administrative Zoning Variance  
Case No. 95-474-A  
Property: 2029 Sue Creek Drive

Dear Mr. and Mrs. Gothier:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

MICROFILMED



# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

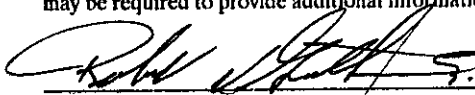
That the Affiant(s) does/do presently reside at #2029 Sue Creek Drive  
address

Essex, Balto. Co. MD. 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

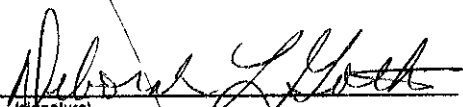
We wish to build an addition to the house which fronts to Sue Creek which would encroach over the rear yard setback. Therefore we are requesting a variance to allow the new addition.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



(signature)  
Robert V. Gothier  
(type or print name)





(signature)  
Deborah L. Gothier  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of June, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared


Robert V. Gothier

Deborah L. Gothier

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-15-95  
date

  
NOTARY PUBLIC

My Commission Expires:

5-2-98



# Petition for Administrative Variance

95-474-A

## to the Zoning Commissioner of Baltimore County

for the property located at #2029 SUE CREEK DRIVE

which is presently zoned DR. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.B, and 504,

Section V.B.5.a. (C.M.P.D.) For a rear yard of 29' in lieu of the required 35' and to amend the FDP of Sue Creek Landing, Plat 3

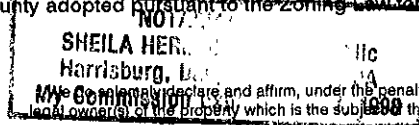
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

We wish to build an addition to the house which fronts to Sue Creek which would encroach over the rear yard setback. Therefore we are requesting a variance to allow the new addition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Sworn and subscribed before me this  
15 day of June 1995



I, or we, do hereby declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Robert V. Gothier

(Type or Print Name)

Signature

Deborah L. Gothier

(Type or Print Name)

Signature

2029 Sue Creek Drive (410)-391-9480

Address Phone No.

Essex, Balto. Co. MD. 21221

City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_, 19\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MDK DATE: 6/21/95

ESTIMATED POSTING DATE: 7/2/95



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 474

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RAPHEL & ASSOC. INC. 95-474-A

Registered Land Surveyor  
205 Courtland Avenue  
Towson, Maryland 21204

Phone: (410) 825-3908

Fax: (410) 825-1331

**Description To Accompany Petition  
For Zoning Variance  
# 2029 Sue Creek Drive**

Beginning for the same on the southern right-of-way line of the Cul-de-sac of Sue Creek Drive, at the division line of lot 98 and 99 as shown on the plat entitled " Plat 3, Sue Creek Landing ", said point being located southeasterly 3270'+/- along the center line of Sue Creek Drive, and S 7°-07'-03" E 50' from the intersection formed by the center line of Turkey Point Road and the center line of Sue Creek Drive, being all of Lot 99 as shown on the plat entitled " Plat 3, Sue Creek Landing " and recorded among the land records of Baltimore County in Plat Book EHK Jr. 48, folio 8 and containing 0.234 acres of land more or less. Also know as #2029 Sue Creek Drive and located in the 15th election District.

RECEIVED

#474

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-474-A

District 152A Date of Posting 7/1/95

Posted for: Variance

Petitioner: Robert & Debra Gethler

Location of property: 2029 Sun Creek Dr N

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. Kelly Date of return: 7/7/95  
Signature

Number of Signs: 1





BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

NO.

003610

DATE 6/21/95 ACCOUNT 01-615  
010 Admin Var - \$ 50.00, 030-Sp Hous - \$50.00  
600-1 Sign - \$ 35.00  
AMOUNT \$ Total - \$135.00

RECEIVED Gothier, Robert - 2029 Sec Clerk Drive  
FROM: Taken In By: mdk

FOR: Admin Var, SPH, + sign (Item 474)

03A03#0.112MICHRC \$135.00  
BA COLL#19AMD6-21-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 474

Petitioner: Gothier, Robert V.

Location: 2029 Sue Creek Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gothier, Robert V.

ADDRESS: 2029 Sue Creek Drive

Essex, Md. 21221

PHONE NUMBER: (410) 391-9480

AJ:ggs

(Revised 04/09/93)



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 27, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-474-A (Item 474)  
2029 Sue Creek Drive  
S/S cul-de-sac Sue Creek Drive, 3270' S of c/l Turkey Point Road  
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 2, 1995. The closing date (July 17, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: Robert and Deborah Gothier



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 10, 1995

Mr. and Mrs. Robert V. Gothier  
2029 Sue Creek drive  
Baltimore, Maryland 21221

RE: Item No.: 474  
Case No.: 95-474-A  
Petitioner: R. V. Gothier

Dear Mr. and Mrs. Gothier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a faint, illegible typed name.

~~W. Carl Richards, Jr.~~  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: July 5, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 2029 Sue Creek Drive

INFORMATION:

Item Number: 474

Petitioner: Gothier Property

Property Size: \_\_\_\_\_

Zoning: DR-5.5

Requested Action: Administrative Variance

Hearing Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a setback of 29' in lieu of the required 35', and an amendment to the FDP for Sue Creek Landing.

Pursuant to Section 1B01.3A.7b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

While staff does not oppose the applicant's variance request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

RECEIVED

JUL 5 1995

ZADM

(410) 887-4500

DATE: 07/03/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUL. 03, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 468, 469, 473, 474, 475, 476 AND 477

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

6-23-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County

Item No.:

474 (MSK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

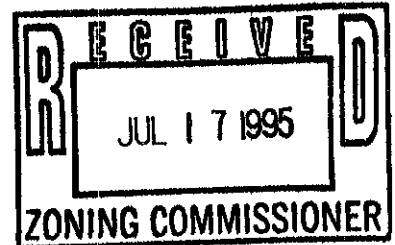
BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #474  
Gothier Property, 2029 Sue Creek Drive  
Zoning Advisory Committee Meeting of July 3, 1995

July 11, 1995



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

This property must comply with the conditions of the Critical Area Administrative Variance dated June 19, 1995 (see attached letter).

✓  
JLP:jbm

c: Robert V. & Deborah L. Gothier  
GOTHIER/DEPRM/TXTSBP

- LATE -  
95-474-A  
CLOSING 7/17/95





Baltimore County  
Department of Environmental Protection  
and Resource Management

Office of the Director  
401 Bosley Avenue, Suite 416  
Towson, Maryland 21204  
(410) 887-3733  
Fax: (410) 887-4804

June 19, 1995

**FILE COPY**

Mr. Harvey Bull  
Raphel & Associates, Inc.  
205 Courtland Avenue  
Baltimore, MD 21204

Re: 2029 Sue Creek Drive  
Critical Area Administrative Variance

Dear Mr. Bull:

The Department of Environmental Protection and Resource Management (DEPRM) has received your variance request to construct a 651 square foot addition to the front and rear of an existing dwelling in the 100 foot buffer to Sue Creek. The Director of DEPRM may grant a variance to the Chesapeake Bay Critical Area regulations in accordance with regulations adopted by the Critical Area Commission concerning variances as set forth in COMAR 27.01.11. There are five (5) criteria listed in COMAR 27.01.11 that shall be used to evaluate the variance request. All five of the criteria must be met in order to approve the variance.

The first criterion requires that special conditions exist that are peculiar to the land or structure, and that literal enforcement of the regulations would result in unwarranted hardship. The majority of the lot and the existing dwelling are located within the 100 foot buffer and no alternative exists to locate outside the buffer; therefore, literal enforcement of the regulations would result in unwarranted hardship.

The second criterion requires that a literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area. Variance requests involving similar structures and circumstances have been granted by this Department; therefore, literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area.

**MICROFILMED**

Mr. Harvey Bull  
June 19, 1995  
Page 2

The third criterion requires that granting of a variance will not confer upon an applicant any special privilege that would be denied to other lands or structures within the Critical Area. As previously stated, similar lands and structures which have been the subject of similar variance requests were granted variances; therefore, granting this variance will not confer any special privilege that would be denied to similar properties.

The fourth criterion requires that a variance is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming, on any neighboring property. No conditions or circumstances resulting from actions by you exist which are necessitating this variance; therefore, this criterion is met.

The fifth criterion requires that granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Critical Area regulations. The granting of this variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat. A single family dwelling already exists in the buffer and the addition will be to this existing structure.

Based upon our review, it is this Department's findings that the first four of the above criteria have been met, and that the fifth criterion can be met by adhering to conditions #2 through #4 below. Therefore, the requested variance is hereby approved in accordance with Section 26-445(c) of the Baltimore County Code with the following conditions:

1. The attached "Notice of Granting of Variance" must be published in either The Avenue or The Dundalk Eagle. Final variance approval cannot be granted until fifteen (15) calendar days after the notice has been published. A copy of the Certificate of Publication for the advertisement issued by the newspaper, or a copy of the advertisement from the paper must be submitted to this office prior to receiving final variance approval.

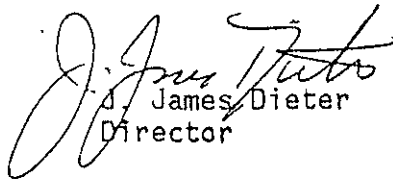
MICROFILMED

2. Two large deciduous trees and four shrubs shall be planted on the waterside of the proposed dwelling (see enclosed plant list with suggested species).
3. All downspouts shall discharge to lawn or other vegetated ground.
4. A revised plan addressing conditions #2 and #3 and including the following note must be submitted prior to final variance approval. "There shall be no clearing, grading, construction, or disturbance of vegetation in the 100 foot tidal buffer other than mowing, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Please sign the statement below and then return a copy of the Certificate of Publication, the revised plot plan, and the letter to this Department C/O Ms. Patricia M. Farr of Environmental Impact Review. Failure to return a signed copy of this letter and the other two items may result in delays in processing of permits or other development plans for the subject property, and/or may render this variance null and void.

If you have questions regarding this project, please contact Ms. Tami Long at (410) 887-3980.

Sincerely yours,

  
James Dieter  
Director

JJD/TJL/jbm

c: Ms. Lisa A. Hoerger, CBCA Commission  
Ms. Patricia M. Farr

I/WE HAVE READ AND AGREE TO IMPLEMENT THE ABOVE REQUIREMENTS TO BRING MY/OUR PROPERTY INTO COMPLIANCE WITH CHESAPEAKE BAY CRITICAL AREA REGULATIONS.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT  
NOTICE OF GRANTING OF VARIANCE

ADDRESS: 2029 Sue Creek

LEGAL OWNER: Robert V. Gothier

The Baltimore County Department of Environmental Protection and Resource Management, pursuant to Section 26-445(c) of the Baltimore County Code, hereby gives notice that a variance from Section 26-449 of the Code, Chesapeake Bay Critical Area Requirements, will be granted for the purpose of constructing an addition on the front and rear of the above-referenced existing dwelling in the 100 foot buffer to Sue Creek. Any person or persons, jointly or severally, or any taxpayer aggrieved or feeling aggrieved by this decision, may appeal to the Baltimore County Board of Appeals within forty-five (45) days from the date of this notice. Appeals must be made in writing, stating the reason for appeal, and must be mailed to Environmental Impact Review, Baltimore County Department of Environmental Protection and Resource Management, 401 Bosley Avenue, Suite 416, Towson, Maryland 21204. All appeals must be accompanied by a check for \$75.00 payable to Baltimore County Government.

SUECREEK/DEPRM/WQBCBA

Lot 99

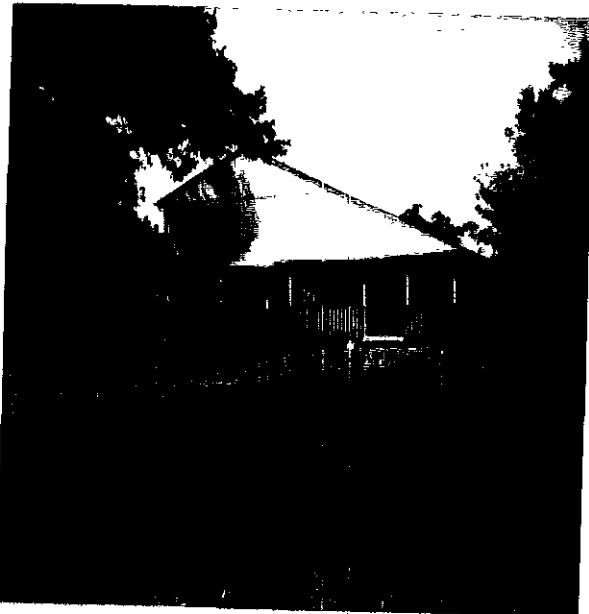


#1 LOOKING TO FRONT OF HOUSE  
FROM CUL-DE-SAC, SUE  
CREEK DRIVE

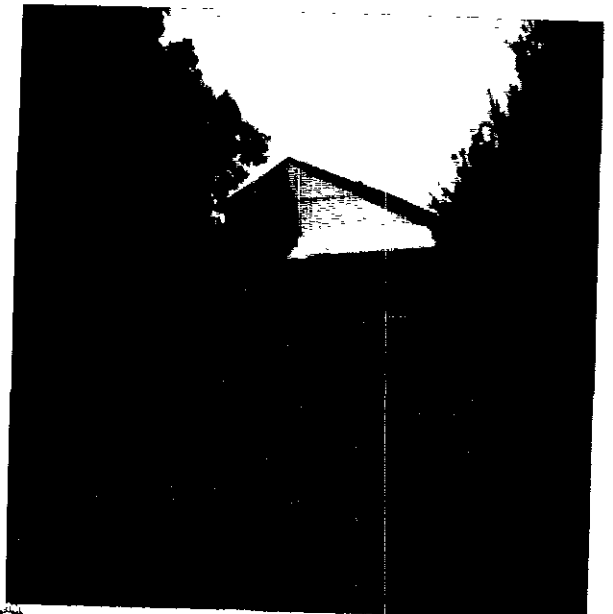
Lot 99



#2 LOOKING TO FRONT OF HOUSE  
FROM CUL-DE-SAC OF  
SUE CREEK DRIVE

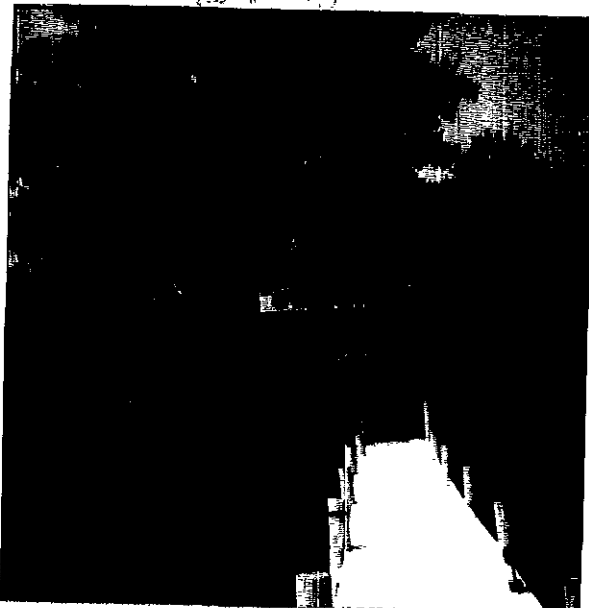


#4 LOOKING AT REAR, OR  
WATERFRONT OF HOUSE FROM  
LOT 98 SIDE



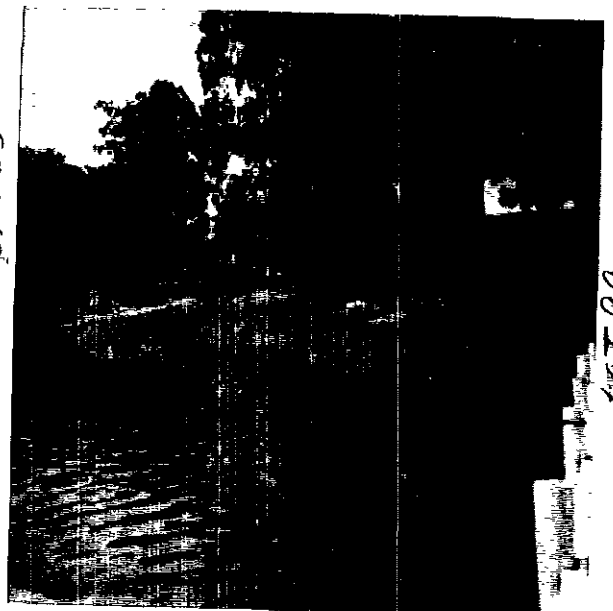
#5 LOOKING AT REAR, OR WATERFRONT  
OF HOUSE FROM LOT 98 SIDE

Lot 99



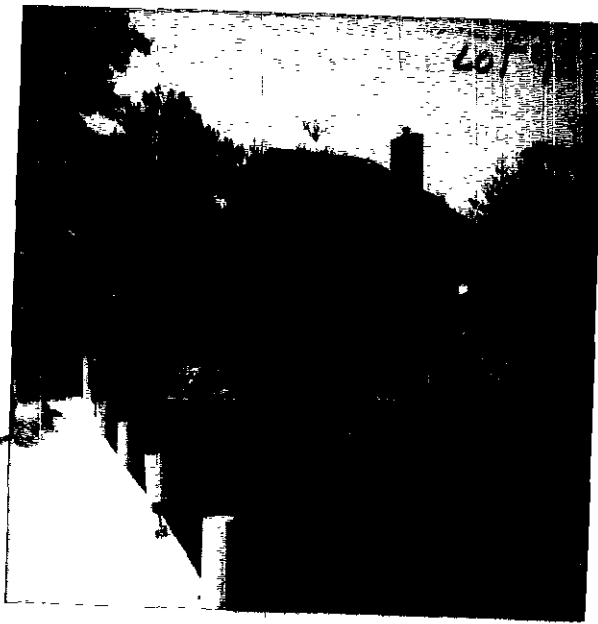
#6 STANDING ON PIER,  
LOOKING TO SUBJECT LOT

Lot 100



#5 STANDING ON PIER, LOOKING  
TOWARD LOT 99/100

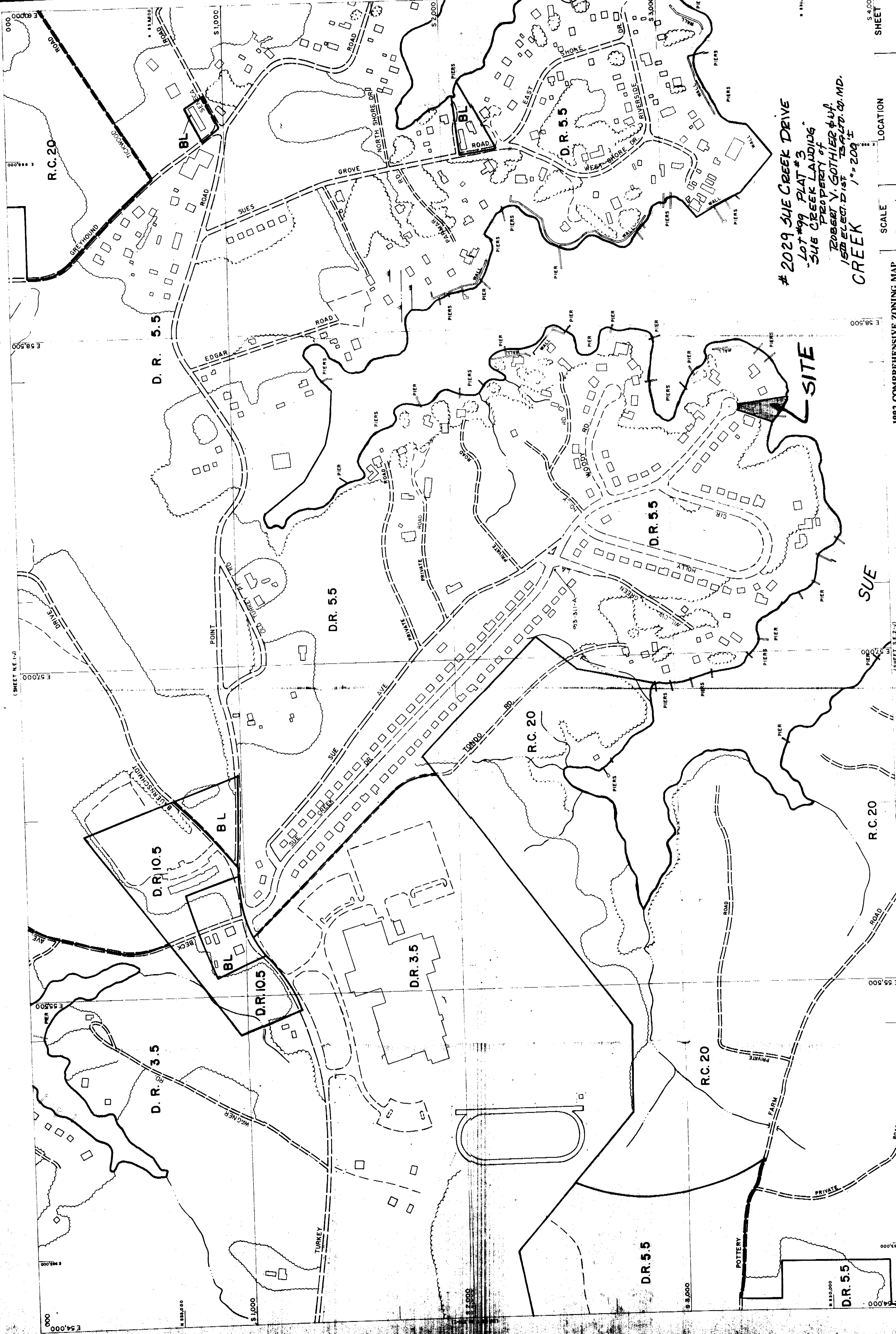
RECEIVED



#7 STANDING on PIGR, LOOKING  
TO LOT 99/98







**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
No. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William H. Howard*  
Chairman, County Council

1-SE Z-SW  
E-NE ZZ-NW

1" = 200' ±  
DATE OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
TURKEY POINT

SHEET  
S.E. 1-J

# 2029 SUE CREEK DRIVE  
Lot #99 PLAT #3  
SUE CREEK LANDING  
PROPERTY OF  
ROBERT V. GOTHIER & WIFE  
150 ELEC. DIST. 134-170-00 MD.  
CREEK 1" = 200' ±

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

MICROFILMED # 474

95-474-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

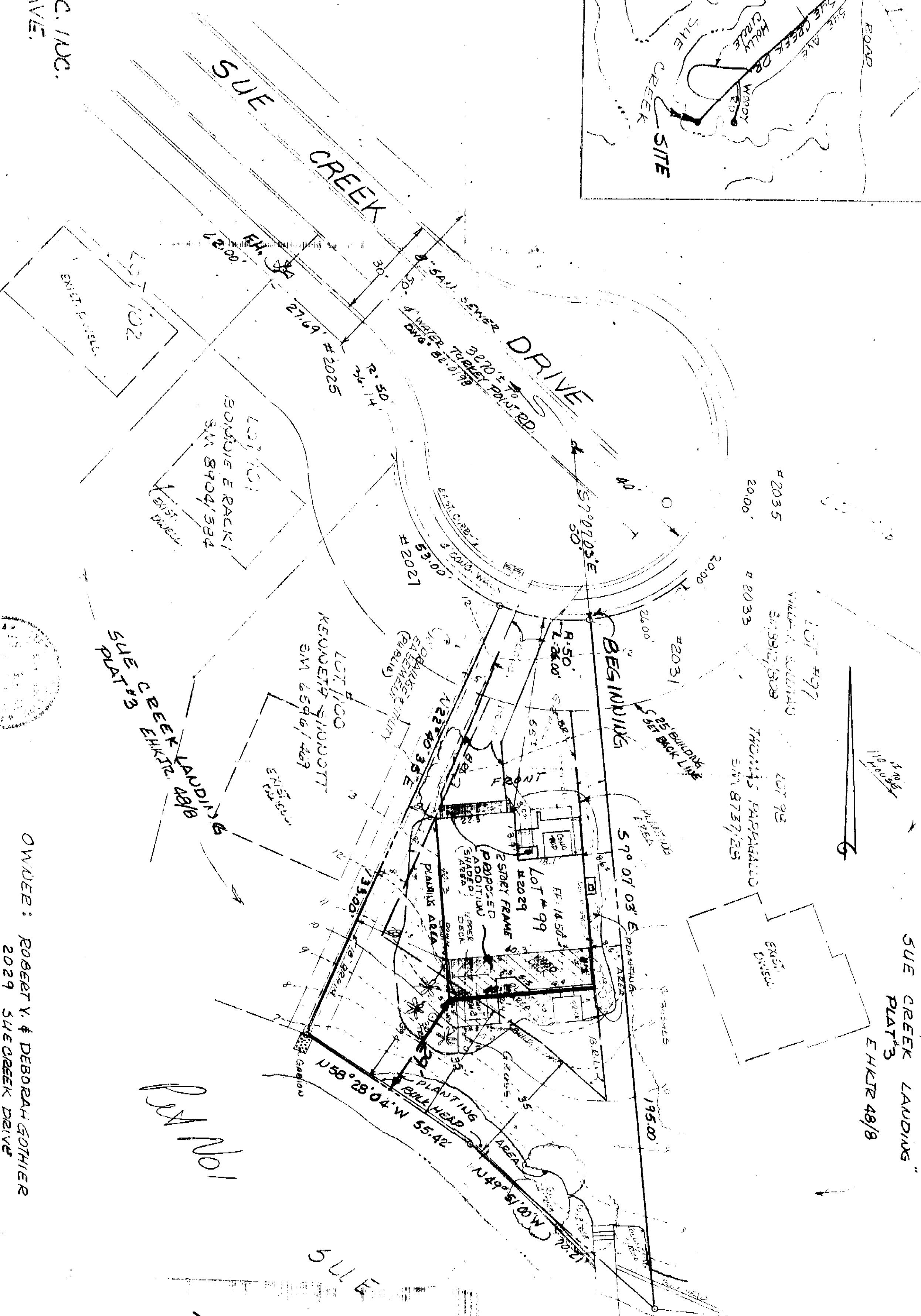
PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

SCALE		LOCATION		SHEET	
1" = 200' ±		MICROFILMED		S.E.	
DATE OF PHOTOGRAPHY		TURKEY POINT		1-J	
JANUARY 1986		#474			

95-474-A



A hand-drawn map of a local area. At the top, a north arrow points towards the upper left. A road labeled "BACK RIVER NECK RD." runs diagonally from the top left. Another road, "CAPE MAY RD.", runs diagonally from the top right. A winding road labeled "HILKEY POINT" runs vertically through the center. A road labeled "BECK AVE" runs horizontally across the middle right. A dashed line outlines a triangular area labeled "CHESAPEAKE S.H.S.". A road labeled "SHEPHERD DR" runs diagonally from the bottom left towards the center. A road labeled "HOLLY CRIDE" runs diagonally from the bottom left towards the center. A road labeled "WADSWORTH RD" runs diagonally from the bottom left towards the center. A road labeled "ROAD" runs vertically on the right side. A road labeled "SHEPHERD DR" runs diagonally from the bottom left towards the center. A road labeled "HOLLY CRIDE" runs diagonally from the bottom left towards the center. A road labeled "WADSWORTH RD" runs diagonally from the bottom left towards the center. A road labeled "ROAD" runs vertically on the right side.



SUE CREEK LAUNDING  
PLAT#3  
E H KTR 48/8

95-474-A

TAX # 15 - 1900004136

**MICROFILMED**

825-3903

TEL 410-391-9480

1807

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES: mean

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 20, 1995

Mr. and Mrs. Robert V. Gothier  
2029 Sue Creek Drive  
Essex, Maryland 21221

RE: Petition for Administrative Zoning Variance  
Case No. 95-474-A  
Property: 2029 Sue Creek Drive

Dear Mr. and Mrs. Gothier:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmid  
Zoning Commissioner

LES : non  
encl

RECEIVED FOR FILING  
7/20/95  
M. J. J. J.

COPIES RECEIVED FOR FILING  
7/20/95  
M. J. Jank

-2-

-3-

7/2/45

Phone: (410) 825-3908

Fax: (410) 825-1331

Beginning for the same on the southern right-of-way line of the Cul-de-sac of Sue Creek Drive, at the division line of lot 98 and 99 as shown on the plat entitled "Plat 3, Sue Creek Landing", said point being located southeasterly 3270' +/- along the center line of Sue Creek Drive, and S 7°-07'-03" E 50' from the intersection formed by the center line of Turkey Point Road and the center line of Sue Creek Drive, being all of Lot 99 as shown on the plat entitled "Plat 3, Sue Creek Landing" and recorded among the land records of Baltimore County in Plat Book EHK Jr. 48, folio 8 and containing 0.234 acres of land more or less. Also known as #2029 - Sue Creek Drive and located in the 15th election District.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 197th Date of Posting: 7/1/95  
 Posted for: Volunteer  
 Pictitioner: Robert A. D.D. Orth 123  
 Location of property: 2014 E. Green Dnld  
 Location of Sign: Turn off Highway on property being zoned  
 Remarks:  
 Posted by: W. H. H. H. Date of return: 7/1/95  
 Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 6/2/95 ACCOUNT 01-615

AMOUNT \$ Total 1.4135.00

RECEIVED Gothier, Robert - 2029 Sue Creek Drive  
FROM: Taken In By: mdk

FOR: Alman Va. SPH + sign (Item 474)

BA C011:19AMD6-21-95

PINK - AGENCY    YELLOW - CUSTOMER



ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 474

Petitioner: Gothier, Robert V.

Location: 2029 Sue Creek Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Gothier, Robert V.

ADDRESS: 2029 Sue Creek Drive

Essex, MD 21221

PHONE NUMBER: (410) 391-9450

AJ:ggg

(Revised 04/29/93)

June 27, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-474-3 (Item 474)  
2029 Sue Creek Drive  
S/S cul-de-sac Sue Creek Drive, 3270' S of c/1 Turkey Point Road  
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before July 2, 1995. The closing date (July 17, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

ARNOLD JABLON  
Director  
Department of Permits and Development Management

cc: Robert and Deborah Gothier

July 10, 1995

Mr. and Mrs. Robert V. Gothier  
2029 Sue Creek Drive  
Baltimore, Maryland 21221

RE: Item No.: 474  
Case No.: 95-474-A  
Petitioner: R. V. Gothier

Dear Mr. and Mrs. Gothier:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 21, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: July 5, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 2029 Sue Creek Drive

INFORMATION:

Item Number: 474

Petitioner: Gothier Property

Property Size:

Zoning: DR-5.5

Requested Action: Administrative Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a setback of 29' in lieu of the required 35', and an amendment to the FDP for Sue Creek Landing.

Pursuant to Section 1801.3A.7b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (18) and other provisions of the CMDF.

While staff does not oppose the applicant's variance request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject variance.

Prepared by: Jeffrey M. Long

Division Chief: Darryl L. Kline

PK/JL

ITEM474/PZONE/ZAC1

DATE: 07/03/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUL. 03, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 468, 469, 473, 474, 475, 476 AND 477

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Re: Baltimore County

Item No: 474 (MJK)

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

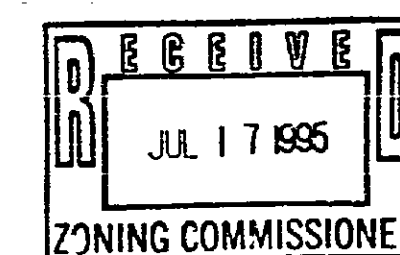
BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

July 11, 1995

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #474  
Gothier Property, 2029 Sue Creek Drive  
Zoning Advisory Committee Meeting of July 3, 1995



The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

This property must comply with the conditions of the Critical Area Administrative Variance dated June 19, 1995 (see attached letter).

JLP:jbm

c: Robert V. & Deborah L. Gothier

GOThIER/DEPRM/TXTSBB

- LATE -

95-474-A

CLOSING 7/17/95

Baltimore County  
Department of Environmental Protection  
and Resource Management

Office of the Director  
401 Bosley Avenue, Suite 416  
Towson, Maryland 21204  
(410) 887-3733  
Fax: (410) 887-4804

June 19, 1995

FILE COPY

Mr. Harvey Bull  
Raphel & Associates, Inc.  
205 Courtland Avenue  
Baltimore, MD 21204

Re: 2029 Sue Creek Drive  
Critical Area Administrative Variance

Dear Mr. Bull:

The Department of Environmental Protection and Resource Management (DEPRM) has received your variance request to construct a 651 square foot addition to the front and rear of an existing dwelling in the 100 foot buffer to Sue Creek. The Director of DEPRM may grant a variance to the Chesapeake Bay Critical Area regulations in accordance with regulations adopted by the Critical Area Commission concerning variances as set forth in COMAR 27.01.11. There are five (5) criteria listed in COMAR 27.01.11 that shall be used to evaluate the variance request. All five of the criteria must be met in order to approve the variance.

The first criterion requires that special conditions exist that are peculiar to the land or structure, and that literal enforcement of the regulations would result in unwarranted hardship. The majority of the lot and the existing dwelling are located within the 100 foot buffer and no alternative exists to locate outside the buffer; therefore, literal enforcement of the regulations would result in unwarranted hardship.

The second criterion requires that a literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area. Variance requests involving similar structures and circumstances have been granted by this Department; therefore, literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area.



Mr. Harvey Bull  
June 19, 1995  
Page 2

The third criterion requires that granting of a variance will not confer upon an applicant any special privilege that would be denied to other lands or structures within the Critical Area. As previously stated, similar lands and structures which have been the subject of similar variance requests were granted variances; therefore, granting this variance will not confer any special privilege that would be denied to similar properties.

The fourth criterion requires that a variance is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming, on any neighboring property. No conditions or circumstances resulting from actions by you exist which are necessitating this variance; therefore, this criterion is met.

The fifth criterion requires that granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Critical Area regulations. The granting of this variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat. A single family dwelling already exists in the buffer and the addition will be to this existing structure.

Based upon our review, it is this Department's findings that the first four of the above criteria have been met, and that the fifth criterion can be met by adhering to conditions #2 through #4 below. Therefore, the requested variance is hereby approved in accordance with Section 26-445(c) of the Baltimore County Code with the following conditions:

1. The attached "Notice of Granting of Variance" must be published in either The Avenue or The Dundalk Eagle. Final variance approval cannot be granted until fifteen (15) calendar days after the notice has been published. A copy of the Certificate of Publication for the advertisement issued by the newspaper, or a copy of the advertisement from the paper must be submitted to this office prior to receiving final variance approval.

Mr. Harvey Bull  
June 19, 1995  
Page 3

2. Two large deciduous trees and four shrubs shall be planted on the waterside of the proposed dwelling (see enclosed plant list with suggested species).
3. All downspouts shall discharge to lawn or other vegetated ground.
4. A revised plan addressing conditions #2 and #3 and including the following note must be submitted prior to final variance approval. "There shall be no clearing, grading, construction, or disturbance of vegetation in the 100 foot tidal buffer other than mowing, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management."

Please sign the statement below and then return a copy of the Certificate of Publication, the revised plot plan, and the letter to this Department C/O Ms. Patricia M. Farr of Environmental Impact Review. Failure to return a signed copy of this letter and the other two items may result in delays in processing of permits or other development plans for the subject property, and/or may render this variance null and void.

If you have questions regarding this project, please contact Ms. Tami Long at (410) 887-3980.

Sincerely yours,

*J. James Dieter*  
Director

JJD/TJL/jbm

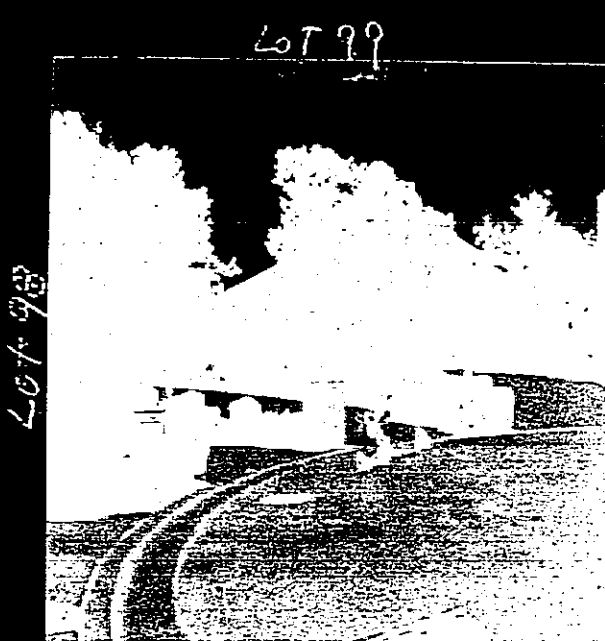
c: Ms. Lisa A. Hoerger, CBCA Commission  
Ms. Patricia M. Farr

I/WE HAVE READ AND AGREE TO IMPLEMENT THE ABOVE REQUIREMENTS TO BRING MY/OUR PROPERTY INTO COMPLIANCE WITH CHESAPEAKE BAY CRITICAL AREA REGULATIONS.

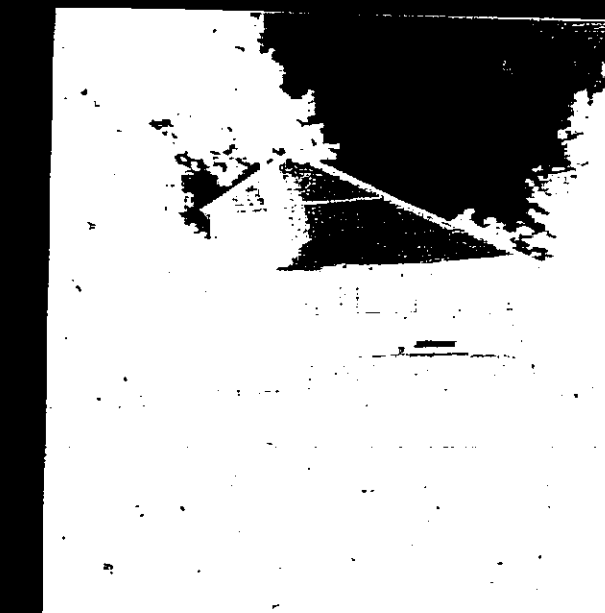
Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



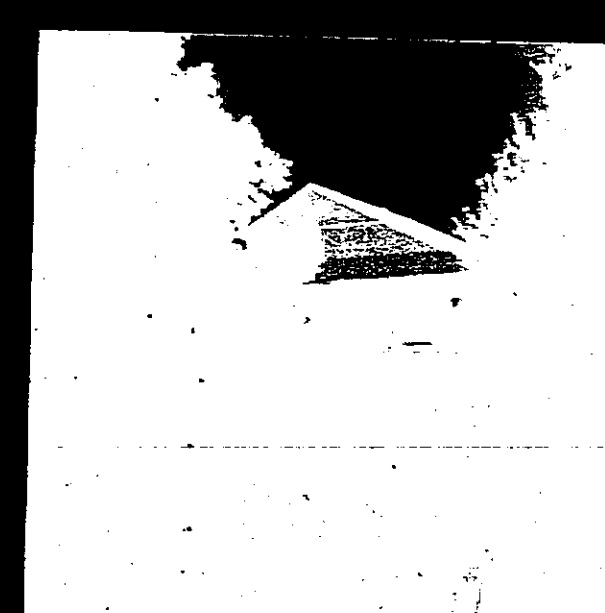
#1 LOOKING TO FRONT OF HOUSE FROM CUL-DE-SAC, SUE CREEK DRIVE



#2 LOOKING TO FRONT OF HOUSE FROM CUL-DE-SAC OF SUE CREEK DRIVE



#4 LOOKING AT REAR, OR WATERFRONT OF HOUSE FROM LOT 98 SIDE



#3 LOOKING AT REAR, OR WATERFRONT OF HOUSE FROM LOT 98 SIDE



#6 STANDING ON PIER, LOOKING TO SUBJECT LOT



#5 STANDING ON PIER, LOOKING TOWARD LOT 99/100

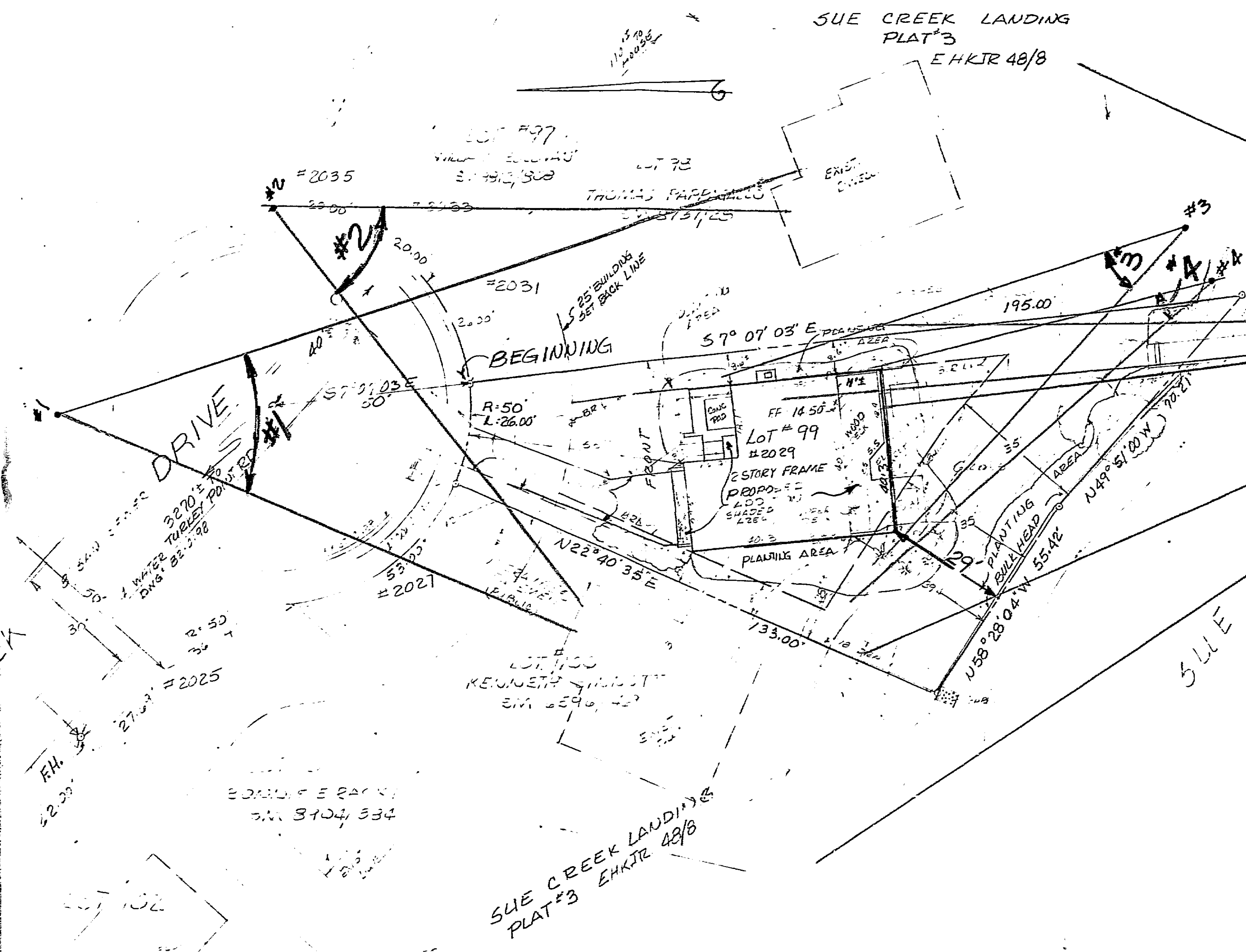
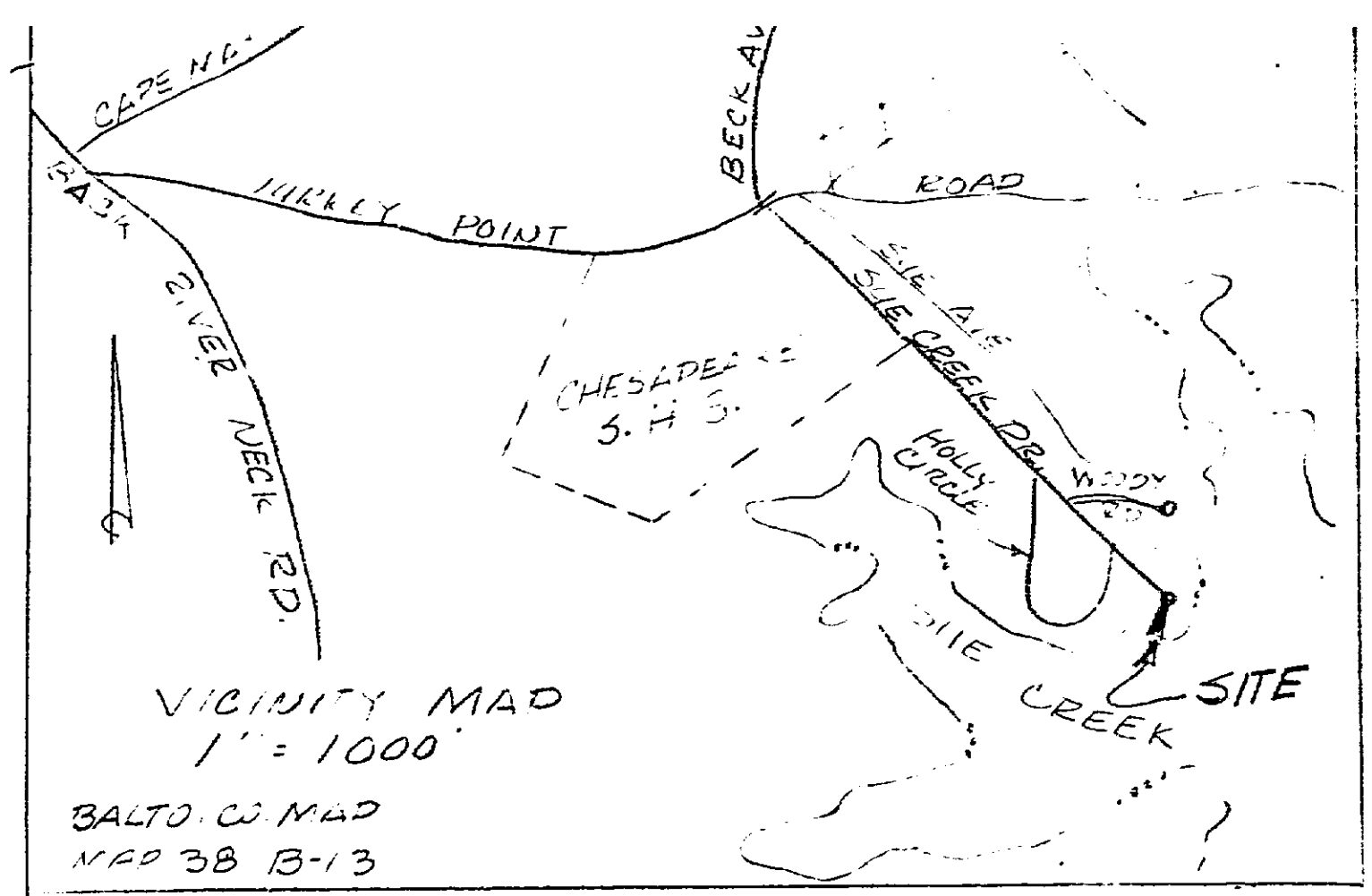
95-474-A



#7 STANDING ON PIER, LOOKING TO LOT 99/98



# V-4LH-56



SEVERAL NOTES  
 AREA OF LOT 10,230<sup>±</sup> / 0.234 AC<sup>±</sup>  
 EXISTING ZONE DR 55  
 COJUG. LMANIC DIST. 50  
 1"=200' ZONING MAP SEI-J  
 EXISTING PUBLIC SEWER  
 EXISTING PUBLIC WATER  
 NO PRIOR ZONING HEARING  
 THIS SITE FALLS IN THE CHESAPEAKE  
 BAY CRITICAL AREA. A VARIANCE  
 HAS BEEN FILED AND APPROVED  
 FOR THE PROPOSED ADDITIONS  
 THROUGH DEPRM.  
 DEED REC. SM 9041714  
 TAX #15-1900004136

PICTURE VIEWS  
 PLT TO ACCOMPANY PETITION  
 OR ZONING VARIANCE

#2029 SUE CREEK LANDING  
 PLAT #3  
 SUE CREEK LANDING #479

OWNER: ROBERT V. & DEBORA L. GOTHIER  
 2029 SUE CREEK LANDING  
 ESSEX BALTO. CO.  
 21221  
 1 31 3487

RAPHEL & ASSOC. INC.  
 305 J. P. RILEY AVE.  
 BALTO. MD.  
 21201  
 825-2715



95-474-A

AREA OF LOT 10,230<sup>9</sup>/0.234AC<sup>2</sup>  
EXISTING ZONE DR 55  
COMMERCIAL DIST. 5D  
1/2"200' ZONING MAP SEI-J  
EXISTING PUBLIC SEWER  
EXISTING PUBLIC WATER  
NO PRIOR ZONING HEARING  
THIS SITE FALLS IN THE CHESAPEAKE  
BAY CRITICAL AREA. A VARIANCE  
HAS BEEN FILED AND APPROVED  
FOR THE PROPOSED ADDITIONS  
THROUGH DEPRM.  
DEED REF. S.M. 9641/744  
TAX \*15 - 9.00004136

PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

#2029 SUE CREEK DRIVE  
LOT # 99  
PLAT 3

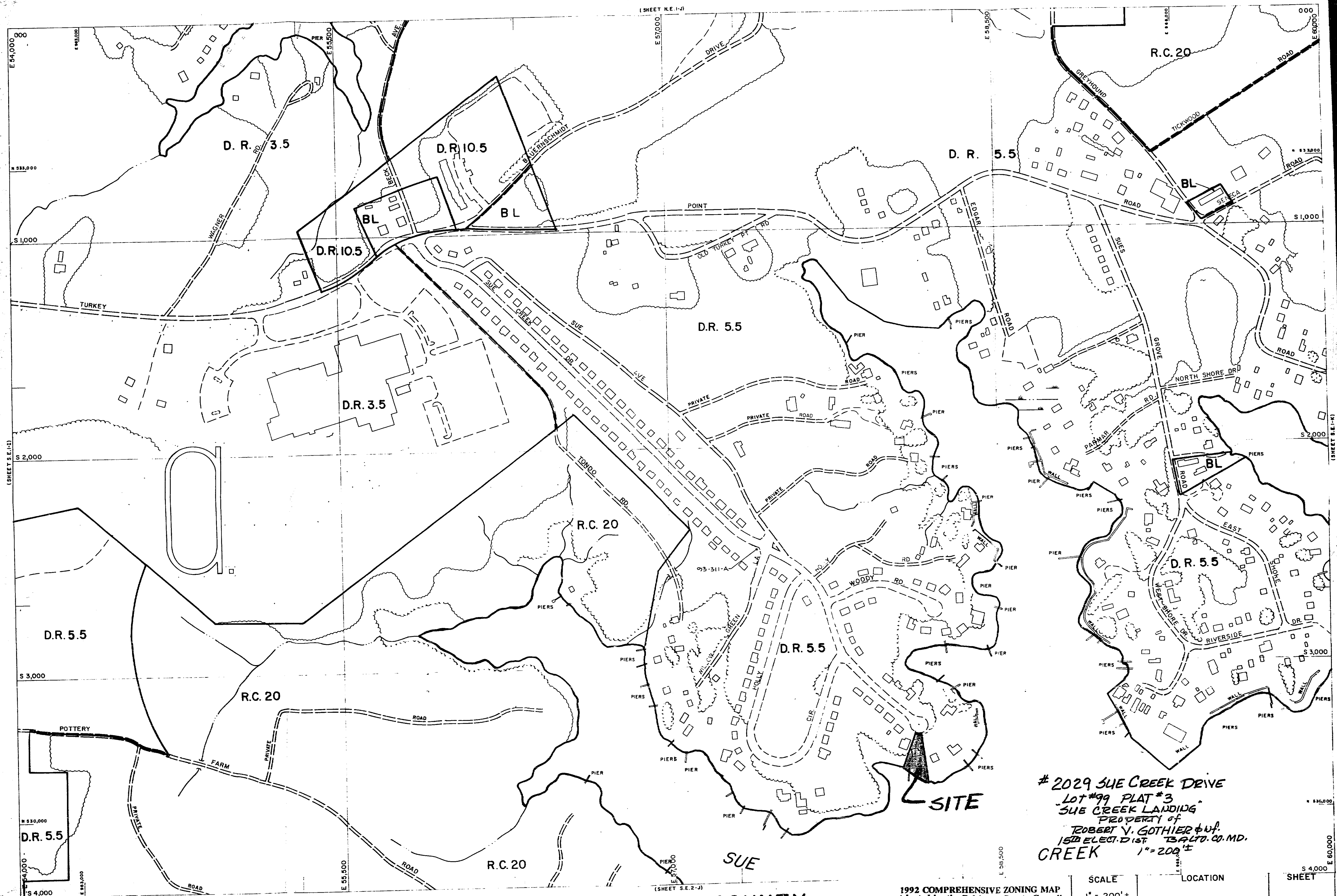
"SLUE CREEK LANDING" # 474  
15th ELEC. DIST. BALTO. CO. MD.  
SCALE 1"=20' JUNE 13 1995

PLAT REF EHKJR 48/B

#1869

OWNER: ROBERT Y. & DEBORAH GUTHIER  
2029 SUECREEK DRIVE  
ESSEX, BALTA CO. MD.  
21221  
TEL 410-391-9480

RAPHEL & ASSOC. INC.  
205 COURTLAND AVE.  
TOWSON MD.  
21204  
825-3908



# 2029 SUE CREEK DRIVE  
 LOT #99 PLAT #3  
 SUE CREEK LANDING  
 PROPERTY OF  
 ROBERT V. GOTHIER & U.P.  
 15th ELEC. DIST. BALTO. CO. MD.  
 CREEK 1" = 200'

1-SE Z-SW  
 E-NE ZZ-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 15, 1992

*William A. Howard IV*  
 Chairman, County Council

SCALE 1" = 200' ±	LOCATION TURKEY POINT	SHEET S.E. 1-J
DATE OF PHOTOGRAPHY JANUARY 1986		

95-474-A

#474





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	TURKEY POINT	S.E. 1-J
DATE OF PHOTOGRAPHY JANUARY 1986	#474	

95-474-A